

Study Area G

Recommendations and Principal Reasons

Study Area G is located in southeastern Miami-Dade and is bounded by Coconut Palm Drive (SW 248 St.) on the north, Biscayne Bay on the east, US 1 and SW 167 Avenue on the west, and North Canal Drive (SW 328 Street) on the south. A southwestern portion of this study area lies within the city limits of Homestead, but most is unincorporated.

Two applications were filed addressing land in this area, and both request extension of the Urban Development Boundary (UDB) to include the property. Both of these applications are located within the City of Homestead. Section 2-116.1.2 of the Miami-Dade County Code addresses the applicability of the CDMP to municipalities. This section states that the location of the UDB and the permitted land uses outside the UDB shall be governed by the Miami-Dade CDMP notwithstanding the fact that the UDB may lie within the municipality.

These two applications overlap with Application No. 24 (14.71 gross acres) occupying the western portion of Application No. 23 (72.417 gross acres). An applicant is not required to have ownership of the property to make an application on it. The applicant for Application No. 23 owns approximately the eastern 63 percent of the site.

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP (Acres)	Recommendation for •DISPOSITION •TRANSMITTAL
23	GCF Investments, Inc. / Miguel Diaz De la Portilla, Esq. Southwest corner of SW 312 Street and SW 137 Avenue (+/- 72.417 Gross acres) From: Agriculture To: Business and Office and Include within the Urban Development Boundary Standard Amendment	DENY TRANSMIT
24	Pedro Talamas, Juan J. Valdes, & Nadia A. Valdes / Stanley B. Price, Esq. Southeast corner of SW 142 Avenue and SW 312 Street (+/- 14.71 Gross Acres) From: Agriculture To: Business And Office and Include within the Urban Development Boundary Standard Amendment	ADOPT TRANSMIT

Application No. 23

Location: Southwest corner of SW 312 Street and SW 137 Avenue (+/- 72.417 Gross Acres)

Requested Amendment to the Land Use Plan Map:

From: Agriculture

To: Business and Office and
Include within the Urban Development Boundary

Recommendation: DENY and TRANSMIT**Principal Reasons for Recommendation:**

1. The entire 72.417-acre site is not situated within the year 2015 Urban Expansion Area (UEA) boundary. Only the western portion of the site is located within the UEA. The UEA is comprised of that area located between the 2005 UDB and the 2015 UEA Boundary. The Urban Expansion Area is the area where current projections indicate that further urban development beyond the 2005 Urban Development Boundary (UDB) is likely to be warranted some time between the year 2005 and 2015.
2. The application indicates that site will be developed with a mixture of residential, business and office uses. Policy 8G of the Land Use Element provides guidance regarding the need to move the UDB for non-residential land uses. The policy states the following: "The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities." Countywide, the supply of land for commercial and office developments will not be depleted until 2025.

The application site is located in the South Tier and in Study Area G (MSA 7.4) The South Tier has a depletion year of beyond 2025 for commercial and office development.

Study Area G contained 438.4 acres of vacant land zoned or designated for commercial uses and 262.2 acres of in-use commercial land in the year 2003. The average annual absorption rate for the 2003 to 2025 period is 13.95 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned and designated land beyond the year 2025. These dates are sufficiently beyond the time horizons of the current CDMP and associated County service plans to warrant changing the currently adopted development boundary at this time.

The application states that there is absence of retail and office uses in this area, which is currently true. However, the City of Homestead has recently approved the zoning for over 30 acres of commercial use on the parcel immediately east of the application site at the southwest corner of Campbell Drive (SW 312 Street) and theoretical SW 142 Avenue. The City of Homestead on November 9, 2004 approved Ordinance 2004-10-43, which rezoned from AU (Agriculture) to Planned Unit Development (PUD) a 68.11-acre site for the Crystal Lakes development. This project will contain 31.20 acres of

commercial use with a supermarket and 33.20 acres of residential use with 112 townhouse units and 248 garden villas.

3. Policy 8H of the Land Use Element states that when considering land areas to add to the UDB, some areas such as “Land designated Agriculture on the Land Use Plan map” should be avoided. The adopted 2005 and 2015 Land Use Plan map designates the application site as “Agriculture.”

This property is good agricultural land that can provide a productive use of this land until it is appropriate to authorize for urban development. This area has good drainage for agriculture and has recently been used for nurseries.

4. Based on policy, no need exists to extend the UDB boundary for residential use at this time. Policy 8G of the Land Use Element states that “The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption).” In the year 2018 the remaining residential capacity of vacant land within the current Urban Development Boundary is projected to be depleted. The most recent EAR was adopted in 2003. Thus, the standard of a total 15-year Countywide supply beyond the date of the most recent EAR adoption has been met.
5. The South Miami-Dade Watershed Plan will provide information needed to assist in evaluating decisions to adjust the UDB. Land development capacity and interim planning time horizons will be reevaluated in accord with its recommendations. South Miami-Dade Watershed Plan is multi-year, multi-million dollar effort requiring the collaborative preparation of the plan between the County, South Florida Regional Planning Council, and the South Florida Water Management District. The Watershed Plan is derived from the need to protect Biscayne Bay from impacts caused by competing demands, altered timing and volumes of freshwater flow, nonpoint source pollution from urban and agricultural land uses, and impeding population growth and land development. The South Miami-Dade Watershed serves two national parks, as well as urban and agricultural areas of Miami-Dade County. The plan covers an area of approximately 400 square miles located south of Tamiami Trail and east of the Krome Avenue/U.S. 1 corridor. The plan will have a short-term component through the year 2015 and a long-term component extending through the year 2050. The Watershed Plan should be completed by early 2005.
6. Urban development is currently permitted only in areas to the west and north. Approval of this application could help facilitate the spread of urban uses into adjacent agricultural areas near Homestead Air Reserve Base. Currently the only urban development adjacent to the site is to the north of the site and includes the Waterstone charter school and the residential developments of Caribe Homes, Floridian Bay II, Floridian Isles II and Lowell Homes that are under construction. A housing development is situated east of the application site but it was built to serve farm workers working in the area and not for urban purposes. The Homestead Housing Authority operates the South Dade Center

Farm Labor Camp at 13600 SW 312 Street, which was built with funding from the US Department of Agriculture.

The application indicates that site will be developed with a mixture of residential, business and office uses. A "Business and Office" designation allows a wide range of uses such as retail, wholesale, personal and professional services, commercial and professional offices, heavy commercial activities (e.g. automobile repair businesses and contractor yards), hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements, commercial recreation establishments, residential development and institutional uses such as schools and churches.

The Department of the Air Force has determined that the application is outside the Homestead Air Reserve Base Air Installation Compatible Use Zone (AICUZ) for noise sensitivity, Accident Potential Zones, clear zones, base restrictive easements, and the Quantity Distance arcs emanating from the Munitions Storage Area. The July 22, 2005 letter from the Air Force does state that "The proposed area for applications 23 and 24 is between 500' and 2000' feet from the 65db noise contour established by the 2004 Homestead Air Reserve Base AICUZ Study. Considerations for noise attenuation for higher density structures such as nursing homes and hotels may be warranted, to ensure long term compatibility with the base flying mission." A Joint Land Use Study (JLUS) is underway to determine the appropriate land uses around the base.

7. The proposed development will impact traffic on SW 137 Avenue and on SW 312 Street, which currently have a Level-of-Service (LOS) of "C." The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable. With the application, traffic is expected to deteriorate further on these roadways to LOS "F." The adopted LOS standard on these roadways is "D." SW 137 Avenue south of the Turnpike and south of the application site is a four-lane county arterial road, and SW 312 Street is a two-lane county collector road. Thus, these roadways with the application will violate the adopted LOS standard. There are no programmed or planned roadway improvements in the next five years.

The application would require some improvements to other public services. With this development, the elementary and middle schools serving this site will exceed the Florida Inventory for School Houses (FISH) capacity standard of 115 percent.

The Miami-Dade Fire Rescue Department has stated that the impact to existing fire rescue services is severe since the average travel time for these services is approximately 8.29 minutes. In addition, the site does not have adequate flow of public water for fire services. However, a new fire rescue station is programmed for fiscal year 2007 that will help mitigate some of the impact to fire rescue services.

8. The subject property does not impact historical resources and has limited impact on environmental resources. The Department of Environmental Resources Management has

identified specimen-sized trees on portions of the application site and Section 24-49 of the Miami-Dade County Code requires the preservation of tree resources.

The subject property is situated in the C-103 Basin and outside the UDB. The flood protection for this area is undetermined. Therefore, cut and fill criteria will be required for on-site water management and flood protection.

9. While the Department does not believe that the adopted 2005 and 2015 LUP map of the CDMP should be amended and the 2005 UDB extended to provide for development of a shopping center at this location, transmittal is recommended to provide the application an opportunity to undergo consideration through the full plan amendment review process.

Application No. 24

Location: Southeast corner of SW 142 Avenue and SW 312 Street (+/-14.71 Gross Acres)

Requested Amendment to the Land Use Plan Map:

From: Agriculture

To: Business and Office and

Include within the Urban Development Boundary

Recommendation: ADOPT and TRANSMIT

Principal Reasons for Recommendation:

1. The application site is bordered on the east by Canal C-103 N and on the south by Canal C-103. These canals will serve as a hard barriers discouraging further eastern and southern expansion of the UDB.
2. The entire 14.71-acre site is situated within the year 2015 Urban Expansion Area (UEA) boundary. The UEA is comprised of that area located between the 2005 UDB and the 2015 UEA Boundary. The Urban Expansion Area is the area where current projections indicate that further urban development beyond the 2005 Urban Development Boundary (UDB) is likely to be warranted some time between the year 2005 and 2015.
3. The representative of the applicant has verbally stated that the application site will probably be used for medical offices since the new Homestead Hospital is approximately one-half mile to the west. However, the draft covenant submitted by the applicant allows other uses. The draft covenant states the following:

(1) The subject property shall be limited to commercial and/or professional uses consistent in scale or bulk with commercial and/or professional uses currently planned or hereinafter developed as part of the Crystal Lakes Planned Unit Development located at the southwest corner of Campbell Drive (SW 312 Street) and theoretical SW 142 Avenue in the city of Homestead, Florida. *(Staff note: This 68.11-acre project will contain 31.20 acres of commercial use with a supermarket and 33.20 acres of residential use with 112 townhouse units and 248 garden villas).*

(2) Regardless of any use permitted on land designated and zoned for commercial and/or professional purposes, as set in the City of Homestead Code of Ordinances, the Property shall not be developed or operated as or with any of the following: automotive sales, automotive repair and maintenance; dry cleaning and/or pressing; and residential uses.

The Department of the Air Force has determined that the application is outside the Homestead Air Reserve Base Air Installation Compatible Use Zone (AICUZ) for noise sensitivity, Accident Potential Zones, clear zones, base restrictive easements, and the Quantity Distance arcs emanating from the Munitions Storage Area. The July 22, 2005 letter from the Air Force does state that "The proposed area for applications 23 and 24 is between 500' and 2000' feet from the 65db noise contour established by the 2004 Homestead Air Reserve Base AICUZ Study. Considerations for noise attenuation for higher density structures such as nursing homes and hotels may be warranted, to ensure long term compatibility with the base flying mission." A Joint Land Use Study (JLUS) is underway to determine the appropriate land uses around the base.

4. The proposed 14.71-acre development will impact traffic on SW 137 Avenue and on SW 312 Street, which currently have a Level-of-Service (LOS) of "C." The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable. With the application, traffic is expected to deteriorate further on SW 137 Avenue and SW 312 Street to LOS "D." The adopted LOS standard on these roadways is "D." Thus, these roadways with the application will not violate the adopted LOS standard.

The impact to other public services is limited. The Miami-Dade Fire Rescue Department has stated that the impact to existing fire rescue services is severe since the average travel time for these services is approximately 8.2 minutes. In addition, the site does not have adequate flow of public water for fire services. However, a new fire rescue station is programmed for fiscal year 2007 that will help to mitigate the impact to fire rescue.

5. The subject property does not impact historical resources and has limited impact on environmental resources. The Department of Environmental Resources Management has identified specimen-sized trees on portions of the application site and Section 24-49 of the Miami-Dade County Code requires the preservation of tree resources.

The subject property is situated in the C-103 Basin and outside the UDB. The flood protection for this area is undetermined. Therefore, cut and fill criteria will be required for on-site water management and flood protection.

Description of Study Area

Study Area G encompasses a 53 square mile area located in the eastern portion of the urbanizing south County region. This Study Area is bounded by Coconut Palm Drive (SW 248 St.) on the north, Biscayne Bay on the east, US 1 and SW 167 Avenue on the west, and North Canal Drive (SW 328 Street) on the south. The southwestern portion of this study area lies within the City Limits of Homestead, but most is unincorporated. (See Figure G-1). The Study Area is also the location of the Homestead Air Reserve Base, which comprises 1,943 acres northeast of the City of Homestead.

Environmental Conditions and Considerations

In Study Area G, soils are mostly Krome and Chekika gravelly loams west of the Turnpike and east of SW 137 Avenue, except in the former sloughs where marls predominate. Urban Land soil complexes exist in developed areas.

In the portion of Study Area G between US 1 and SW 137 Avenue, ground elevations range from ten to fifteen feet above mean sea level (msl) on the ridge and from five to ten feet in the former transverse glades. Areas east of the Turnpike, including the application sites, may be lower than five feet msl.

A summary of the environmental conditions for the two applications located in Study Area G is presented in Table G-1 below.

Flood Protection

The Black Creek Canal (C-1), C-102 and C-103 drain much of the Study Area. East of the Turnpike the highest average groundwater elevations are at, or above, the ground surface throughout most of the area. This "east glade" area has recurring flooding and drainage problems due to its low elevation and flat gradient. This area is located within Hurricane Evacuation Zone B, which is associated mainly with hurricanes of Category 2 and above.

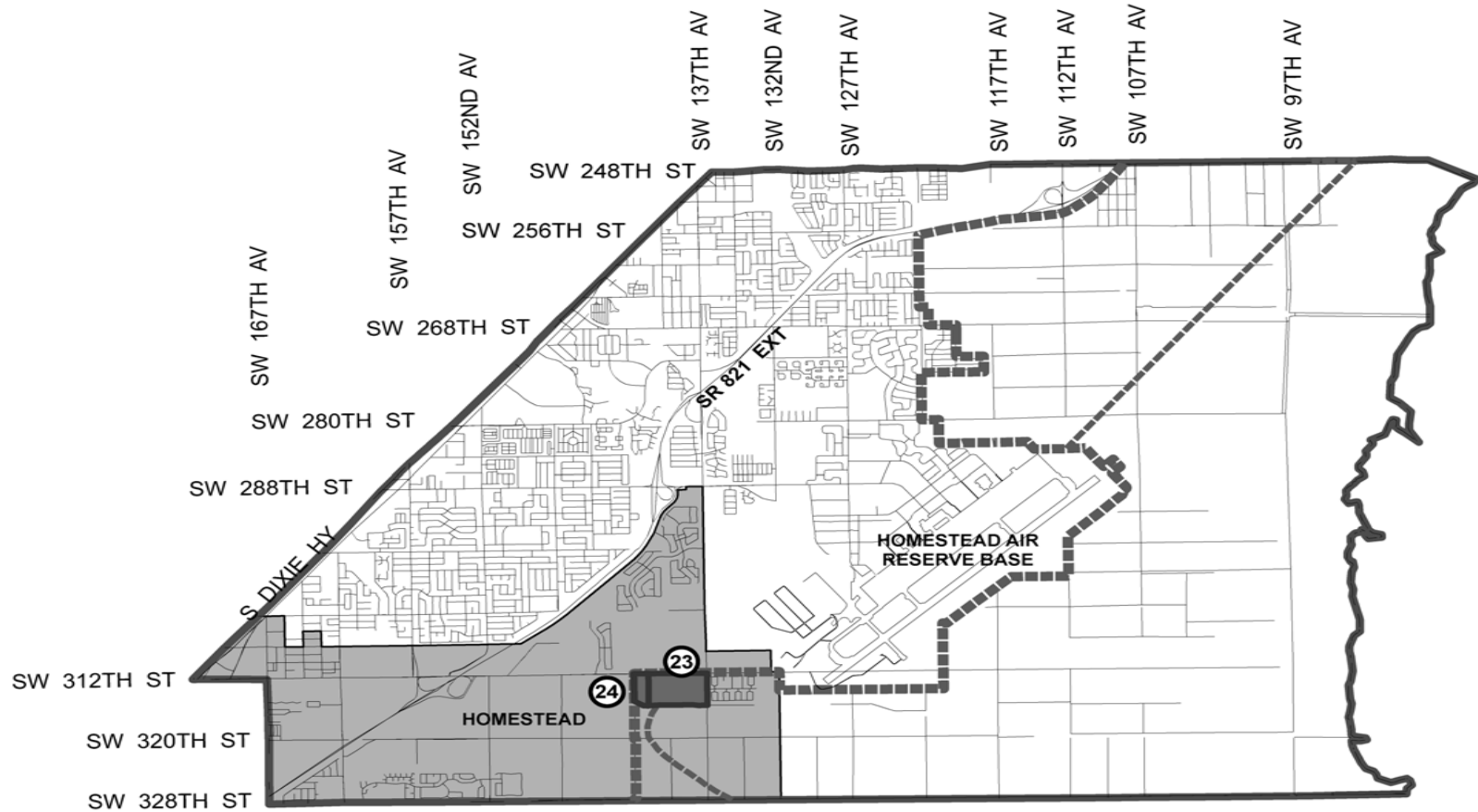
Both Application sites are located in the C-103 Basin, and are outside of the UDB. These sites lie within Federal Flood Zone AE 6 and may flood during a 100-year storm. Flood protection for this area is not yet determined. Therefore, cut and fill criteria will be required for water management and flood protection at both sites. These applications must provide full onsite retention of the 5-year storm through an adequately designed exfiltration system or in combination with a dry retention system. Storm water runoff must be fully contained on-site without adverse impact to adjacent properties.

Wetlands

The Application Nos. 23 and 24 sites do not contain jurisdictional wetlands as defined by Section 23-5 of the Code. Therefore, Miami-Dade County will not require a Class IV Permit for work on these sites.

Figure G-1

LOCATION: Study Area G (MSA 7.4)



Legend

- 2005 Urban Development Boundary
- 2015 Urban Expansion Area
- (24) Application Area
- Study Area Boundary
- Municipality

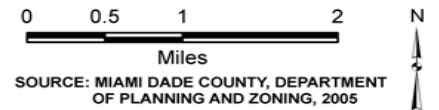


Table G-1
Environmental Conditions
Study Area G

	Application Number	
	23	24
<u>Flood Protection</u>		
County Flood Criteria (NGVD)	5.0 feet	5.0 feet
Stormwater Management Requirements	5-year storm	5-year storm
Drainage Basin	C-103	C-103
Federal Flood Zone	Zone AE	Zone AE
Hurricane Evacuation Zone	ZONE B	ZONE B
<u>Biological Conditions</u>		
Wetlands Permits Required	NO	NO
Native Wetland Communities	NO	NO
Natural Forest Communities	NO	NO
Endangered Species Habitat	NO	NO
<u>Other Considerations</u>		
Within Wellfield Protection Area	NO	NO
Archaeological/Historical Resources	NO	NO

Source:

Miami-Dade County Department of Environmental Resources Management, Historic Preservation Division; Department of Planning and Zoning, 2005.

Forest Resources

Pinelands, hammocks, and coastal ecosystems are found within Study Area G. Although a large portion of this Study Area has been developed, including scarification for major agricultural areas, a significant amount of natural area acreage has been, or is in the process of being, acquired for preservation by Federal, State, and local governments.

Both Application sites contain tree resources. A Miami-Dade County tree removal permit would be required prior to the removal or relocation of any trees. A tree survey showing all of the tree resources on the sites of the applications would be required prior to the reviewing of any tree removal permit applications. Additionally, DERM would require the preservation of all of the specimen-sized (trunk diameter > 18 inches) trees on the site in keeping with Section 24-49 of the Code of Miami-Dade County. A review of information by DERM indicates that specimen-sized trees are located within Application No. 24.

Wellfield Protection

Study Area G contains several wellfields as shown in Chapter 2, Figure 2-4. Within Wellfield Protection Areas, County regulations limit residential density, the use of hazardous materials, and the design of septic tanks, sewers and stormwater systems. Restrictions are increasingly more stringent in proximity to a wellfield. The application sites do not lie within designated wellfields.

Historical and Archeological

The application sites have no archaeological and historic resources.

Land Use Patterns Within Study Area G

This part of the County is currently experiencing considerable residential development and population growth, particularly in and around the City of Homestead. The suburban development is primarily residential with supporting commercial uses. Although most of the housing is comprised of detached single-family dwelling units, some residential areas include multifamily dwelling units at medium density. Downtown Homestead is located west of US-1, and is therefore not included in the Study Area. Smaller community and neighborhood business areas in the study area occur primarily along US 1. The Study Area also includes the Homestead Air Reserve Base. Agricultural crop production and foliage nurseries are the dominant land use on the lower, "east glade" land, located in the vicinity of and east of the Turnpike. The southeastern margin of the study area is floodplain and primarily undeveloped.

A summary of existing land use adjacent to the application sites is provided in Table G-2.

Table G-2
Existing Land Uses Within and Adjacent to Application Site

Application No.	Application Site	Adjacent to Application Site on the:			
		North	East	South	West
23	Agriculture (AU)	Caribe Homes Under development (PUD)	Migrant Farmworker Housing (AU)	Agriculture (AU)	Agriculture (AU)
24	Agriculture (AU)	Charter School Under Development (PUD)	Agriculture (AU)	Agriculture (AU)	Vacant (PUD)

Note: Zoning on parcels is noted in parentheses ()

Future Land Use Patterns. The future development pattern established for this area provides for residential development between US 1 and the Turnpike Extension, and on the west side of the Homestead Air Reserve Base, primarily at low density. Continuation of commercial development is provided for along US 1, along SW 312 Street in Homestead, and at some major

intersections in the planned residential community areas. Increased intensities and mixed use development is encouraged in the form of "Urban Centers" at the metropolitan or community scale at certain stops along the exclusive busway extension. A Department of Defense-funded Joint Land Use Study (JLUS) was recently initiated in order to ensure compatible development in the areas proximate to Homestead Air Reserve Base. It is anticipated that future land use amendments may be recommended in order to implement JLUS recommendations. The areas outside of, but contiguous to, the year 2015 Urban Development Boundary (UDB) are, for the most part, designated Agriculture, with land farther to the south and east designated as Open Land and Environmental Protection on the CDMP Future Land Use Plan Map.

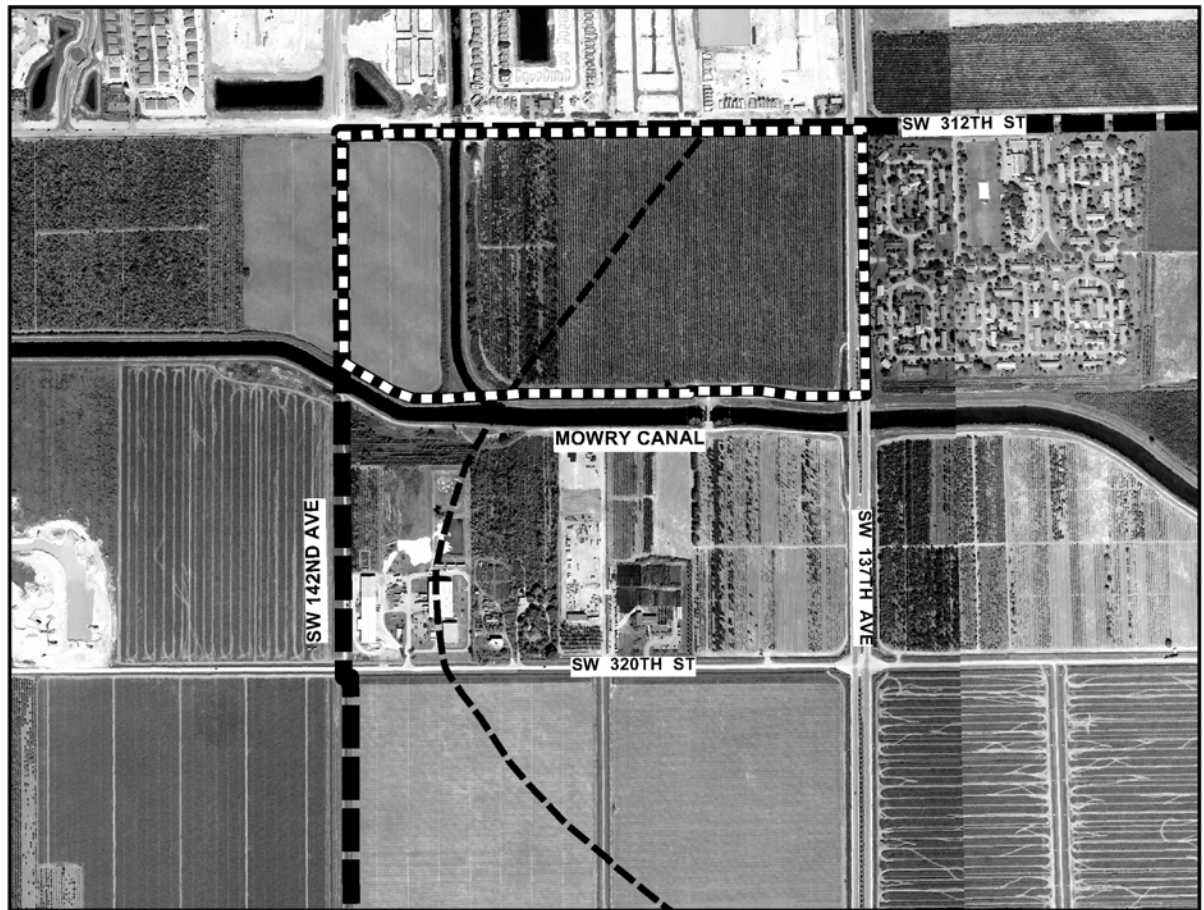
Application No. 23

The Application No. 23 site is located between SW 312 Street, SW 316 Street, SW 137 Avenue, and SW 142 Avenue in the City of Homestead and outside the UDB. The subject area abuts the UDB to the north, and is southwest of the Homestead Air Reserve Base. The western portion of the site is located within the 2025 Urban Expansion Area. This site contains approximately 72.417 gross acres, and is currently in agricultural use. (See Figure G-2) The applicant is requesting that the site be redesignated from "Agriculture" to "Business and Office" on the CDMP Future Land Use Plan Map, and included in the UDB.

Existing Land Use Patterns: Current zoning and the development pattern promoted by the CDMP Land Use Plan Map are depicted in Figures G-2 through G-4. While the site and the parcels to the south and west are in agricultural use, a migrant farmworker housing development operated by the Homestead Housing Authority and comprised of fourplexes is located on the property to the east. This development is located outside the UDB and is a non-conforming use. Homestead Air Reserve Base is located a short distance to the northeast of the subject property. Development of the property to the northwest of the site, between the site and Homestead Air Reserve Base, is limited by its proximity to airport runways at Homestead Air Reserve Base. The properties to the north of the site are under development as a Planned Unit Development (Caribe Homes). The parcel west of the site is designated Industrial and Office on the CDMP Future Land Use Plan Map, and zoned PUD by the City of Homestead. This parcel is vacant but has been identified as the future location of the commercial component of a PUD.

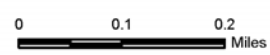
Future Development Patterns: The application site and the parcels to the east and south are designated Agriculture on the Future Land Use Plan Map (See Figure G-5), and zoned AU (Agriculture). The property to the northwest of the site, between the site and Homestead Reserve Base, is designated Industrial on the Future Land Use Plan Map, and zoned AU. The properties to the north of the site are designated for Low Density Residential Use, and are zoned PUD (Planned Unit Development) by the City of Homestead. The parcel west of the site is designated Industrial and Office on the CDMP Future Land Use Plan Map, and zoned PUD by the City of Homestead.

Figure G-2
AERIAL PHOTO: APPLICATION NO. 23



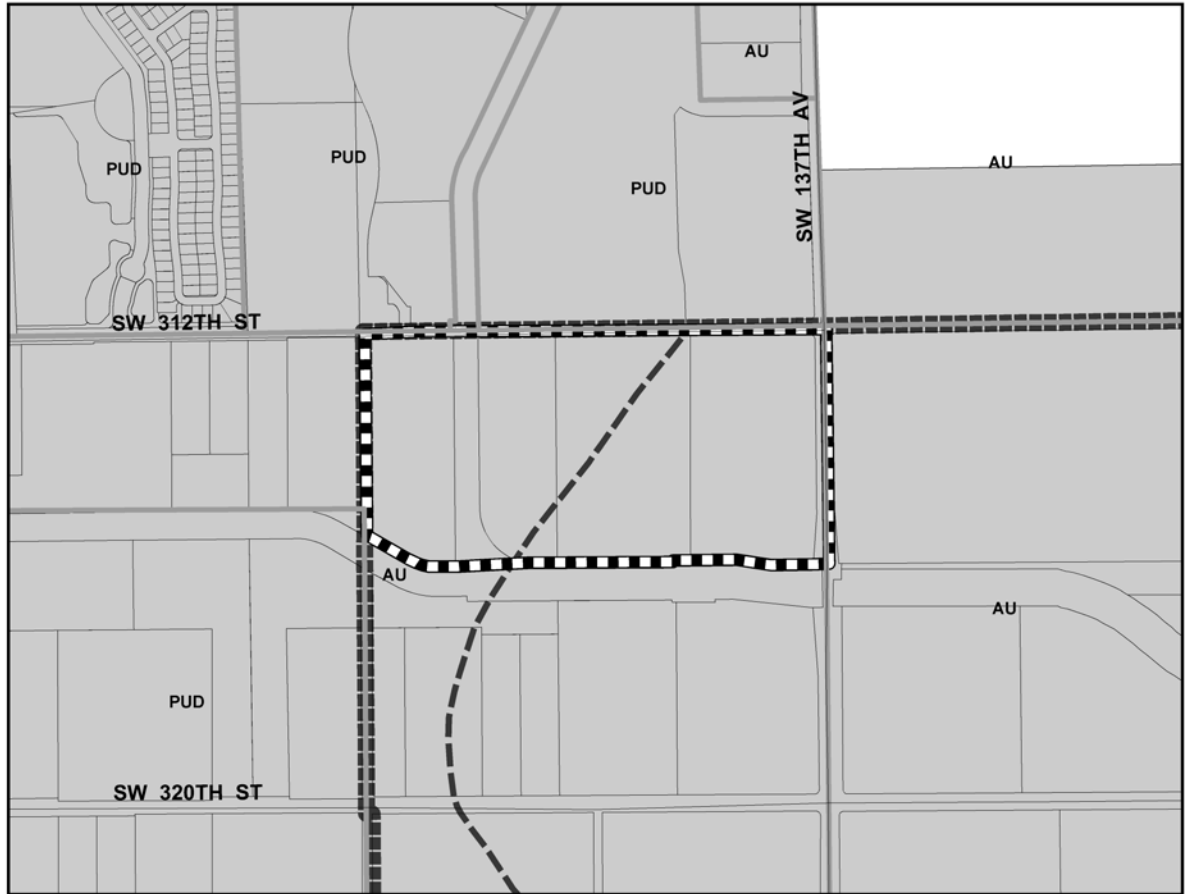
2005 AERIAL






-  APPLICATION AREA
-  2005 URBAN DEVELOPMENT BOUNDARY
-  2015 URBAN EXPANSION AREA

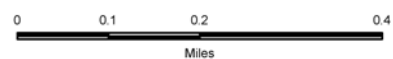


SOURCE: MIAMI-DADE COUNTY DEPARTMENT
OF PLANNING AND ZONING, 2005

Figure G-3
APPLICATION NO. 23
CURRENT ZONING MAP



-  APPLICATION AREA
 -  2005 URBAN DEVELOPMENT BOUNDARY
 -  2015 URBAN EXPANSION AREA
 -  UNINCORPORATED MIAMI-DADE
 -  CITY OF HOMESTEAD
- MIAMI-DADE ZONING DISTRICTS**
- AU AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
- CITY OF HOMESTEAD ZONING CODES**
- AU AGRICULTURAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENTS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT
 OF PLANNING AND ZONING, 2005



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Figure G-4
APPLICATION NO. 23
EXISTING LAND USE MAP



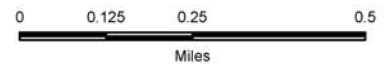
- APPLICATION AREA
- 2005 URBAN DEVELOPMENT BOUNDARY
- 2015 URBAN EXPANSION AREA

2003 EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS

2003 EXISTING LAND USE (cont'd)

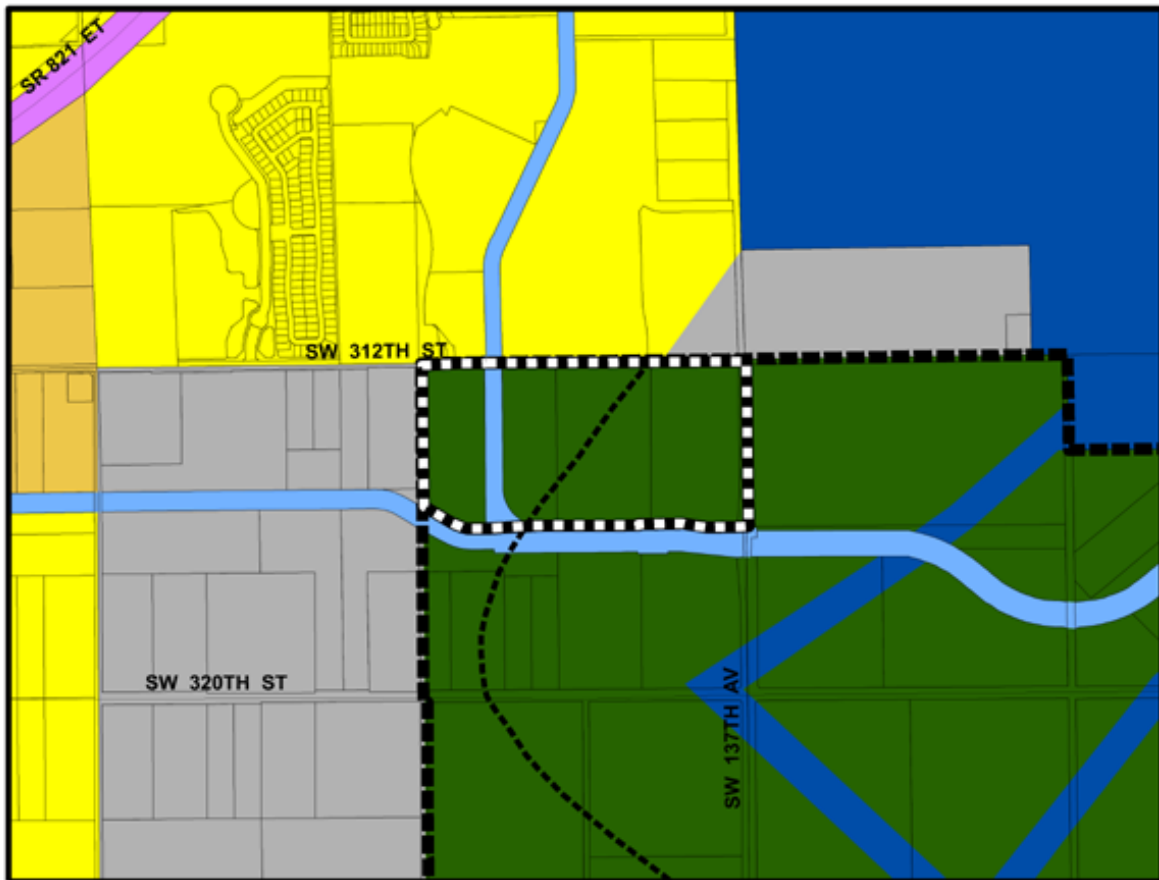
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005



Figure G-5
APPLICATION NO. 23
CDMP LAND USE PLAN



LEGEND



APPLICATION AREA



2005 URBAN DEVELOPMENT BOUNDARY



2015 EXPANSION AREA BOUNDARY

CDMP LAND USE

RESIDENTIAL COMMUNITIES



LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC



LOW-MEDIUM DENSITY RESIDENTIAL (LMOR) 5-13 DU/AC



INDUSTRIAL AND OFFICE



INSTITUTIONAL AND PUBLIC FACILITY



AGRICULTURE

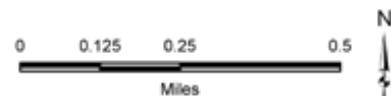


WATER



TRANSPORTATION

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005

Application No. 24

The Application No. 24 site is located on the southeast corner of SW 142 Avenue and SW 312 Street, in the City of Homestead and outside the UDB. The site abuts the UDB to the north and west, and is located within the 2025 Urban Expansion Area. This application site contains approximately 14.71 gross acres. The site is currently in agricultural use (See Figure G-6). The applicant is requesting that the site be redesignated from “Agriculture” to “Business and Office”, and included in the UDB.

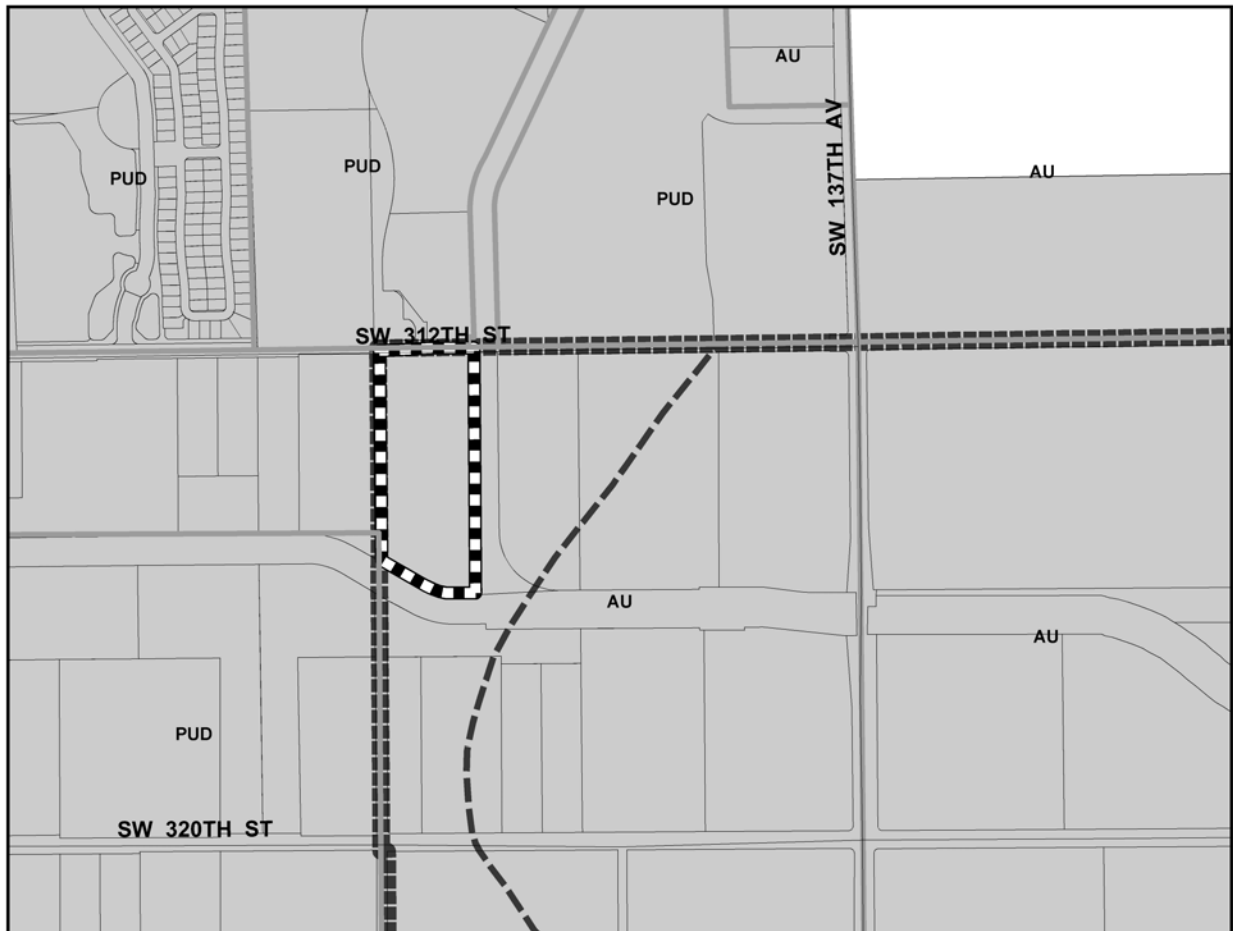
Existing Land Use Patterns: Current zoning and the development pattern promoted by the CDMP Land Use Plan Map are depicted in Figures G-6 through G-8. The subject area and the parcels to the east and south are currently in agricultural use. Homestead Air Reserve Base is located a short distance to the northeast of the subject property. The planned Waterstone Charter School is being constructed on the property to the north of the subject area. The property west of the subject is vacant, but has been identified as the future location of the commercial component of a Planned Unit Development.

Future Development Patterns: The site and the parcels to the east and south are designated Agriculture on the Future Land Use Plan Map (See Figure G-9), and zoned AU (Agriculture). The properties to the north of the site are designated for Low Density Residential Use, and are zoned PUD (Planned Unit Development) by the City of Homestead. The parcel directly west of the site is designated Industrial and Office on the CDMP Future Land Use Plan Map, and zoned PUD by the City of Homestead as well. The Department of Planning & Zoning filed an application in October 2004 to change the CDMP Future Land Use Plan Map designation of the property to the west from Industrial and Office to Business and Office, in accordance with the City of Homestead’s Comprehensive Plan.

Figure G-6
AERIAL PHOTO: APPLICATION NO. 24



Figure G-7
APPLICATION NO. 24
CURRENT ZONING MAP



APPLICATION AREA



2005 URBAN DEVELOPMENT BOUNDARY



2015 URBAN EXPANSION AREA



UNINCORPORATED MIAMI-DADE



CITY OF HOMESTEAD

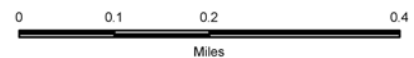
MIAMI-DADE ZONING DISTRICTS

AU AGRICULTURE - RESIDENTIAL 5 ACRES GROSS

CITY OF HOMESTEAD ZONING CODES

AU AGRICULTURAL DISTRICT

PUD PLANNED UNIT DEVELOPMENTS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT
 OF PLANNING AND ZONING, 2005



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Figure G-8
APPLICATION NO. 24
EXISTING LAND USE MAP



- APPLICATION AREA
- 2005 URBAN DEVELOPMENT BOUNDARY
- 2015 URBAN EXPANSION AREA
- 2003 EXISTING LAND USE**
- SINGLE-FAMILY
 - TWO-FAMILY DUPLEXES
 - MOBILE HOME PARKS
 - TOWNHOUSES
 - LOW-DENSITY MULTI-FAMILY
 - HIGH-DENSITY MULTI-FAMILY
 - TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
 - COMMERCIAL, SHOPPING CENTERS, STADIUMS
 - OFFICE
 - INSTITUTIONAL
 - INDUSTRIAL EXTRACTION
 - INDUSTRIAL
 - AIRPORTS, PORTS

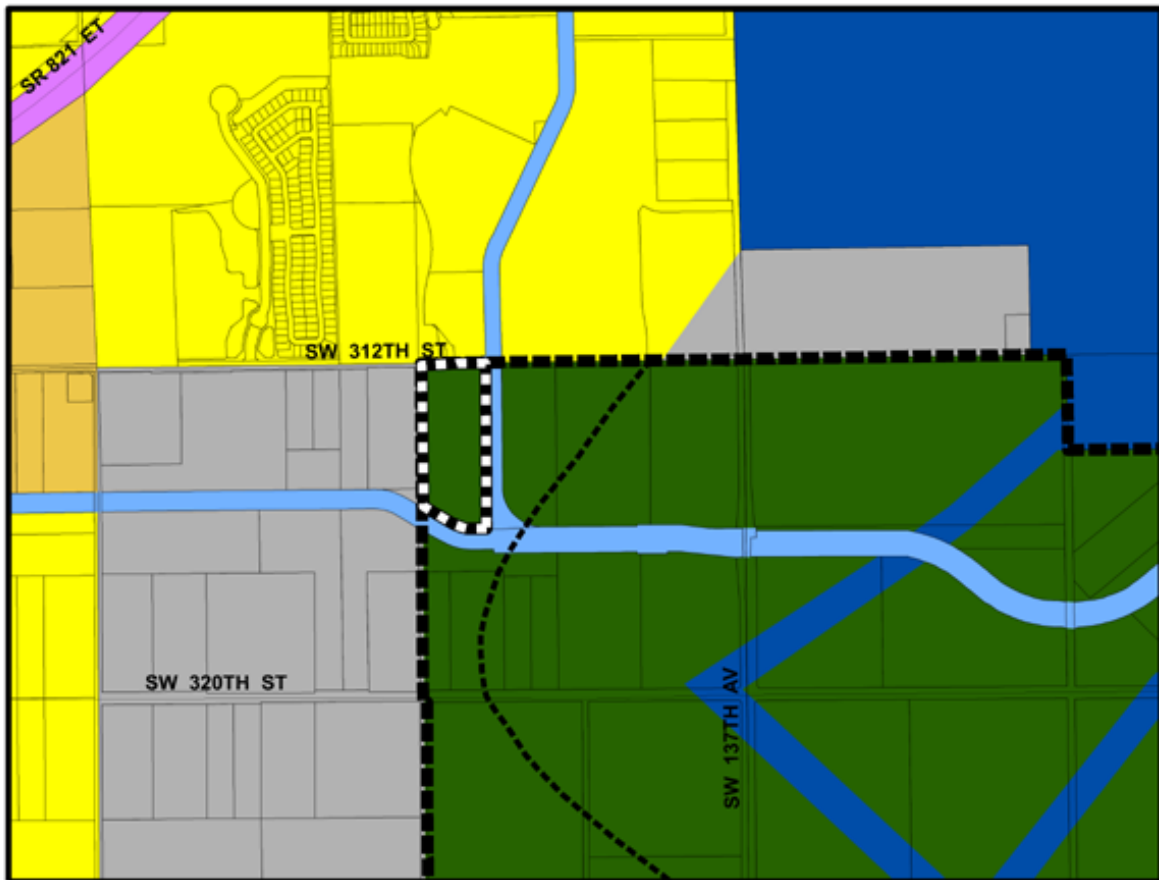
- 2003 EXISTING LAND USE (cont'd)**
- COMMUNICATIONS, UTILITIES, TERMINALS
 - STREETS, ROADS, EXPRESSWAYS, RAMPS
 - STREETS, EXPRESSWAYS R/W
 - AGRICULTURE
 - PARKS, PRESERVES, CONSERVATION AREAS
 - WATER CONSERVATION AREAS
 - VACANT, GOVERNMENT OWNED
 - VACANT, PROTECTED, PRIVATELY OWNED
 - VACANT, UNPROTECTED
 - INLAND WATERS
 - OCEAN, BAY WATERS

0 0.125 0.25 0.5
Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005



Figure G-9
APPLICATION NO. 24
CDMP LAND USE PLAN



LEGEND



APPLICATION AREA



2005 URBAN DEVELOPMENT BOUNDARY



2015 EXPANSION AREA BOUNDARY

CDMP LAND USE

RESIDENTIAL COMMUNITIES



LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC



LOW-MEDIUM DENSITY RESIDENTIAL (LMOR) 5-13 DU/AC



INDUSTRIAL AND OFFICE



INSTITUTIONAL AND PUBLIC FACILITY



AGRICULTURE

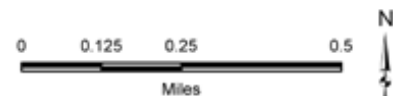


WATER



TRANSPORTATION

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005

Supply and Demand for Residential Land

Vacant residential land in Study Area G (Minor Statistical Area 7.4) in 2004 was estimated to have a capacity for about 19,300 dwelling units with about 67 percent of this intended for single-family units. The annual average demand is projected to increase from 626 units per year in the 2004-2010 period to 2,255 units in 2020-2025. An analysis of the residential capacity shows absorption occurring beyond the year 2025 (see Table 3G). About 80 percent of the projected residential demand is for single-family units and this land is projected to be depleted by 2020. The supply of multi-family land is projected to be depleted beyond the year 2025.

Table G-3
Residential Land Supply/Demand Analysis
2004 to 2025: Study Area G

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTI-FAMILY	BOTH TYPES
CAPACITY IN 2003	12,893	6,362	19,225
DEMAND 2003-2010	602	150	752
CAPACITY IN 2010	9,883	5,612	15,495
DEMAND 2010-2015	594	148	742
CAPACITY 2015	6,913	4,872	11,785
DEMAND 2015-2020	1,174	294	1,468
CAPACITY 2020	1,043	3,402	4,445
DEMAND 2020-2025	1,804	451	2,255
CAPACITY 2025	0	1,147	0
DEPLETION YEAR	2020	>2025	2021

Residential capacity is expressed in terms of housing units as of January.

Housing demand is an annual average figure based on current population projections.

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2005.

There are two proposed amendments in this area. Application No. 23 includes the land area of Application No. 24. Both are standard amendments proposing the conversion of agricultural land to Business and Office and inclusion within the Urban Development Boundary. If the Business and Office land excludes residential the net result of approving Application No. 23 would be the loss of capacity for about 14 single-family units and the net result of approving Application No. 24 would be the net loss of about two single family units. If the Business and Office land includes residential then the supply of residential land would be extended by to up to 434 single family units if Application No. 23 is approved and by up to 88 single family units if Application No. 24 is approved.

Supply and Demand for Commercial Land

Study Area G (MSA 7.4) contained 438.4 acres of vacant land zoned or designated for commercial uses and 262.2 acres of in-use commercial land in the year 2004. The average annual absorption rate for the 2004 to 2025 period is 13.95 acres per year. At the projected rate of absorption, reflecting the past rate of such uses, the study area would deplete its supply of commercial zoned and designated land beyond the year 2025 (see Table G-4).

Table G-4
Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Study Area G

Study Area G	Vacant Commercial Land 2004 (Acres)	Commercial Acres in Use 2003	Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2015	2025
Total	438.4	262.2	13.95	2025+	9.1	5.1

Source: Miami-Dade Department of Planning & Zoning, Planning Research Section, July 2005

Roadways

Existing Conditions

Figure G-10 illustrates the existing arterial roadway network serving this Study Area. East-west arterials include SW 248, SW 268, SW 280, SW 288, SW 296, SW 304, SW 312, SW 320 and SW 328 Streets. North-south expressways and arterials include the Homestead Extension of the Florida Turnpike (HEFT), South Dixie Highway/US 1, and SW 97, SW 107, SW 112 (SR 989), SW 127, SW 137, SW 152 and SW 167 Avenues. Such corridors provide access to other portions of the County via the HEFT (SR 821) and South Dixie Highway. There is adequate access to the HEFT with interchanges at SW 112 and SW 137 Avenues, and SW 288 and SW 312 Streets, thereby allowing the HEFT to provide good connections to the rest of the County highway system north and south of the Study Area.

Table G-5 lists and Figure G-11 shows the traffic conditions on major roadways within this Study Area. Roadways in this Study Area are uncongested during the peak period, and no roadway segment is reported to be failing. Moreover, most segments show acceptable peak-period level of service (LOS) conditions, LOS C or better.

Figure G-10
ROADWAYS: Application Nos. 23 & 24

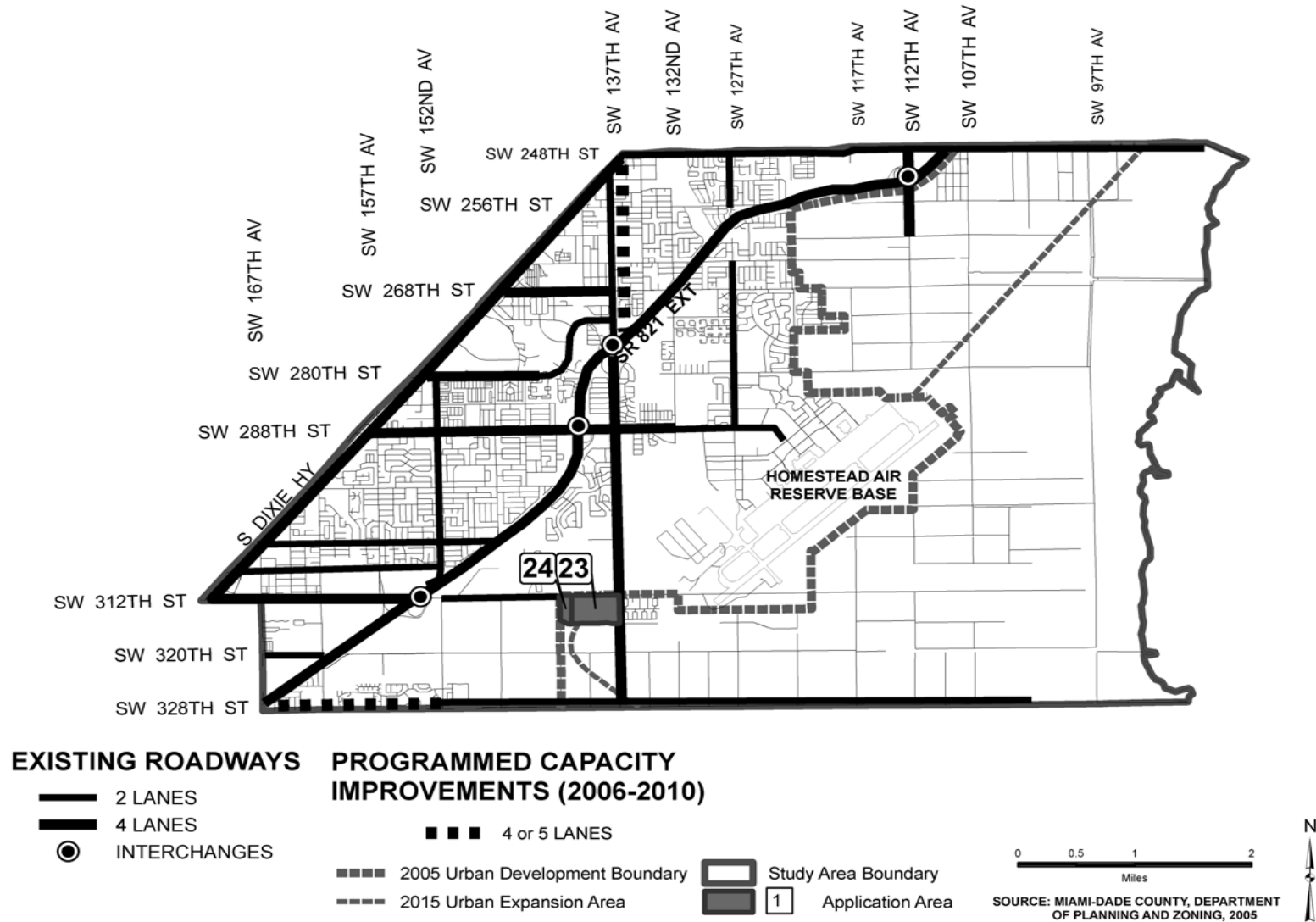
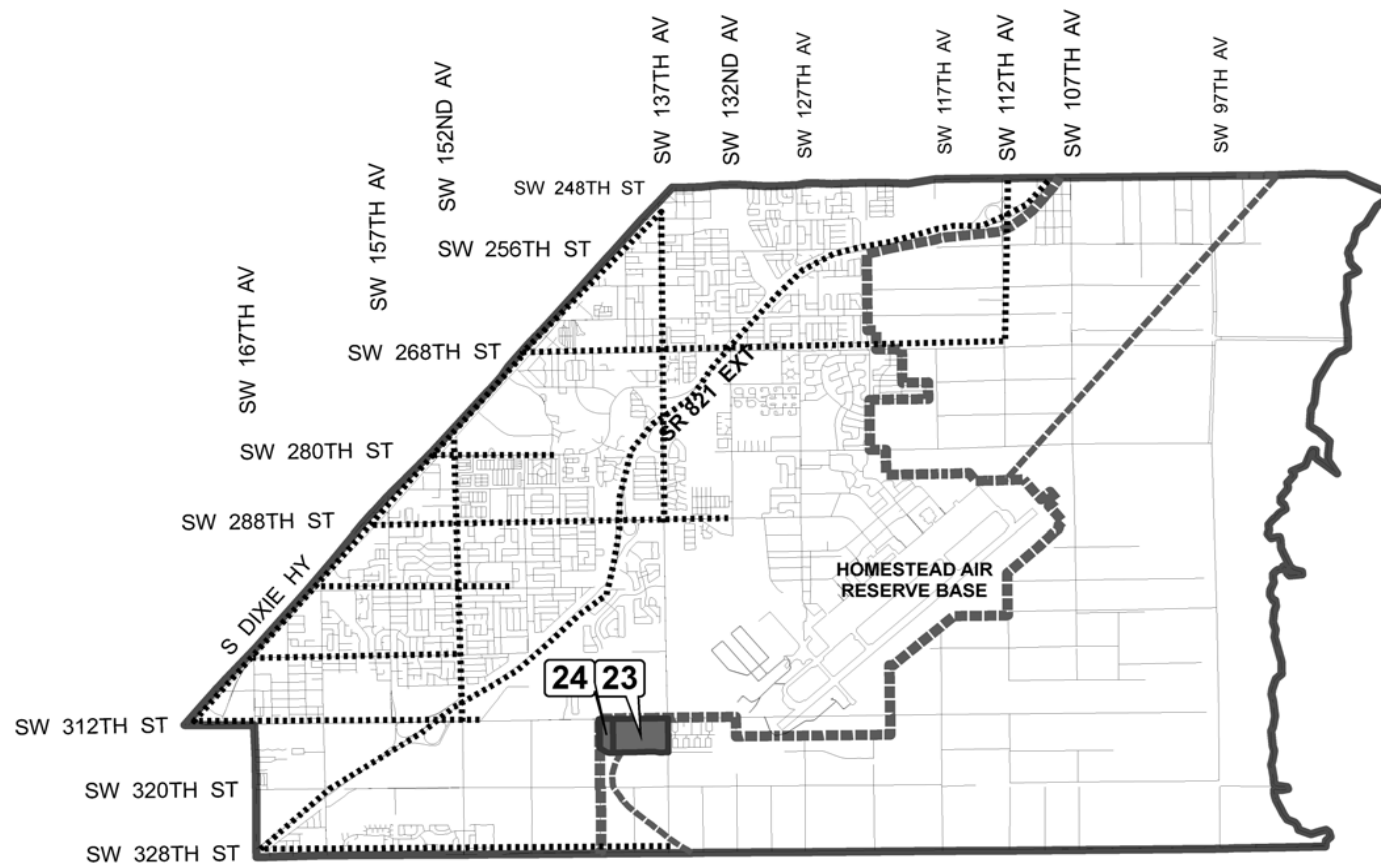


Figure G-11
EXISTING ROADWAYS LEVEL OF SERVICE: Application Nos. 23 & 24



**EXISTING PEAK PERIOD
 LEVEL OF SERVICE**

- LEVEL OF SERVICE C or BETTER
- ||||| LEVEL OF SERVICE D
- LEVEL OF SERVICE E
- LEVEL OF SERVICE F

- 2005 Urban Development Boundary
- 2015 Urban Expansion Area
- ▭ Study Area Boundary
- ▭ 1 Application Area

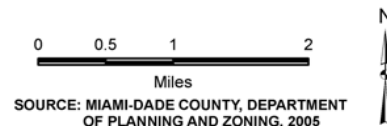


Table G-5
Existing Traffic Conditions
Roadway Lanes and Peak-Period Level of Service (LOS)
Study Area G

Roadway	Location	Lanes	LOS Std.	LOS
HEFT (SR 821)	SW 137 Avenue to SW 112 Avenue	4 LA	D	A (96)
	SW 312 Street to SW 137 Ave.	4 LA	D	A (96)
	US 1 to SW 312 Street	4 LA	D	A (96)
South Dixie Hwy (SR 5)	SW 112 Ave to SW 304 Street	4 DV	E+20%	B (01)
	SW 304 St. to SW 344 Street	4 DV	E+20%	B (01)
SW 112 Ave (SR 989)	US 1 to HEFT	4 DV	D	A (02)
	HEFT to SW 268 Street	4 DV	E+20%	B (01)
SW 137 Avenue	US 1 to HEFT.	2 UD	D	B (02)
	HEFT to SW 288 Street	4 DV	D	B (01)
SW 152 Avenue	SW 280 Street to HEFT	2 UD	D	B (02)
SW 268 Street	SW 112 Avenue to SW 137 Avenue	4 UD	D	B (01)
	US 1 to SW 137 Avenue	4 UD	D	A (01)
SW 280 Street	US 1 to SW 142 Court	4 UD	D	C (01)
SW 288 Street	HEFT to SW 132 Ave.	4 UD	D	A (00)
	US 1 to HEFT	4 UD	D	A (00)
SW 296 Street	US 1 to SW 147 Ave.	2 UD	D	B (01)
SW 304 Street	US 1 to SW 152 Ave.	2 UD	D	C (01)
SW 312 Street	HEFT to SW 147 Ave.	2 UD	D	B (01)
	US 1 to HEFT	4 UD	D	C (02)
SW 328 Street	SW 137 Ave. to HEFT	2 UD	D	B (01)

Source: Miami-Dade County Public Works Department, July 2004

Note: Number in parenthesis () in LOS column identifies the year the traffic count was taken.

DV = Divided roadway; UD = Undivided roadway; LA = Limited Access facility

*LOS Std means the adopted minimum acceptable peak period Level of Service standard for State and County roadways.

Traffic Concurrency Evaluation

The Study Area is located partly within the County's 2005 Urban Development Boundary (UDB), and a small area south of SW 312 Street and east of Theoretical SW 142 Avenue is within the 2015 Urban Expansion Area (UEA)¹, with the eastern area situated largely outside of the UDB. A recent evaluation of peak-period traffic concurrency conditions in this Study Area as

¹ The UEA is the area where current projections indicate that further urban development beyond the 2005 UDB is likely to be warranted some time between 2005 and 2015.

of July 12, 2005, which considers reserved trips from approved development not yet constructed and programmed roadway capacity improvement projects not yet constructed, indicates that the following roadway segments have run out of concurrency service capacity:

Roadway Segment		Trips Left
SW 112 Avenue	US 1 to HEFT	-441
SW 137 Avenue	US 1 to HEFT	-83
SW 268 Street	US 1 to SW 137 Avenue	-34

Source: Miami-Dade County Public Works Department, July 2005.

All other the roadways within this Study Area are currently operating at the acceptable LOS C or better. Figure G-12 shows the concurrency levels of services for roadways in this Study Area and those roadway segments that will exceed the adopted LOS standards applicable to this area.

Future Conditions

Table G-6 lists and Figure G-10 shows the roadway capacity improvements programmed for construction within this Study Area for Fiscal Years 2006-2010. Various road-widening projects are programmed for the area, including the four-lane widening of SW 137 Avenue from the U.S. 1 to the HEFT, and SW 328 Street from SW 152 Avenue to U.S. 1.

Table G -6
Programmed Road Capacity Improvements
Fiscal Years 2006-2010
Study Area G

Roadway	From	To	Type of Improvement	Fiscal Year
SW 137 Avenue	HEFT (SR 821)	US-1	Widen to 4 lanes	2008-2009
SW 328 Street	SW 162 Avenue	SW 152 Avenue	Widen to 4 lanes	2005-2006
SW 328 Street	US-1	SW 162 Avenue	Widen to 4 lanes	2006-2007

Source: Miami-Dade Transportation Improvement Program 2006-2010, Metropolitan Planning Organization, June 2005.

Additionally, the Miami-Dade Transportation Plan to the Year 2030 identifies the four-lane widening of SW 312 Street from SW 152 Avenue to SW 137 Avenue as a Priority I project. Priority I projects are scheduled to be funded by 2009. The year 2015-planned roadway network for this Study Area is shown in Figure G-13, assuming implementation of all programmed and planned roadway capacity improvements.

Figure G-14 shows the projected year 2015 levels of service for all roadways in the Study Area. No roadway segments in the vicinity of Application Nos. 23 and 24 are projected to exceed their adopted LOS standards by the year 2015.

Figure G-12
ROADWAY CONCURRENCY LEVEL OF SERVICE: Application Nos. 23 & 24

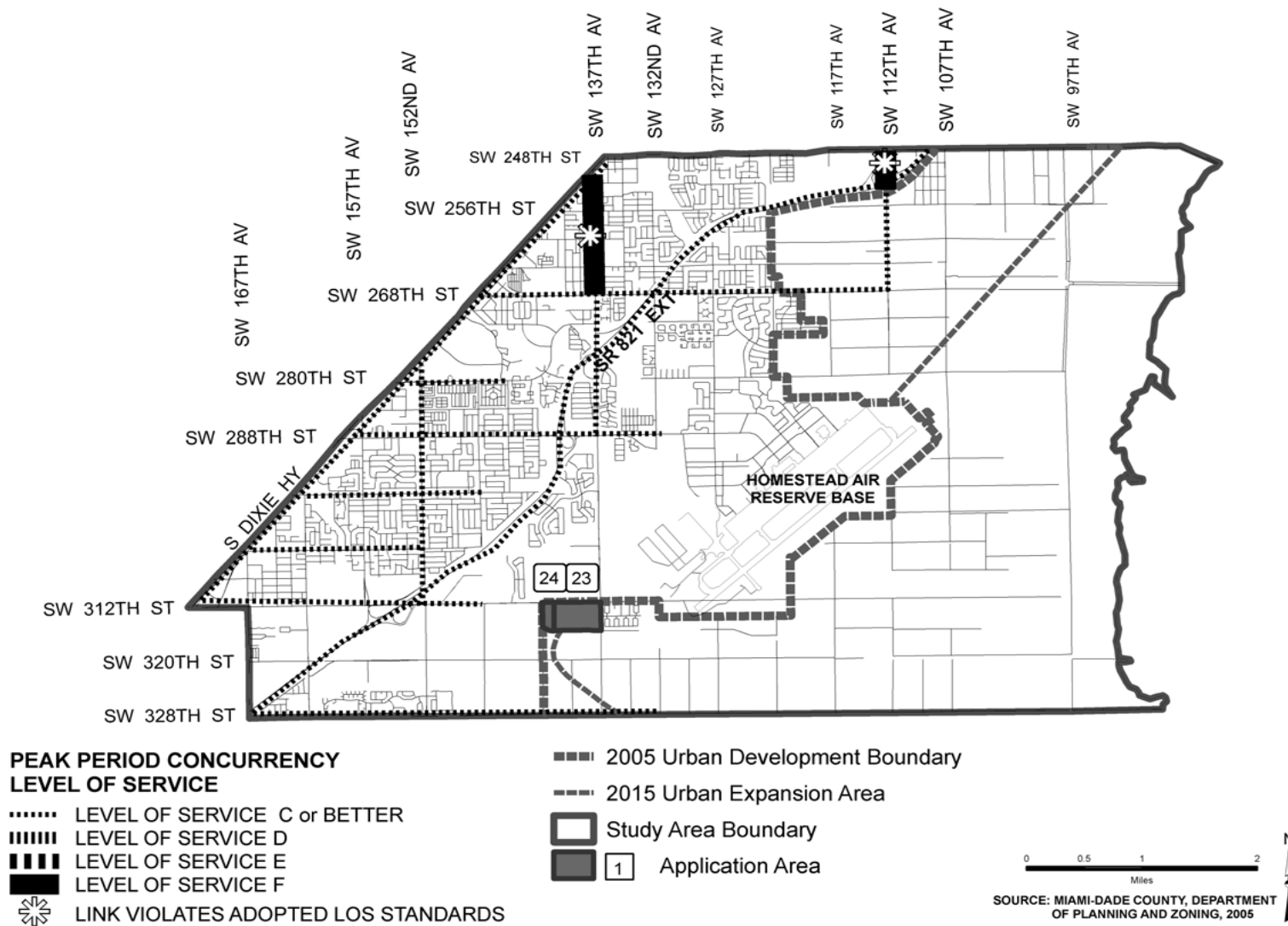
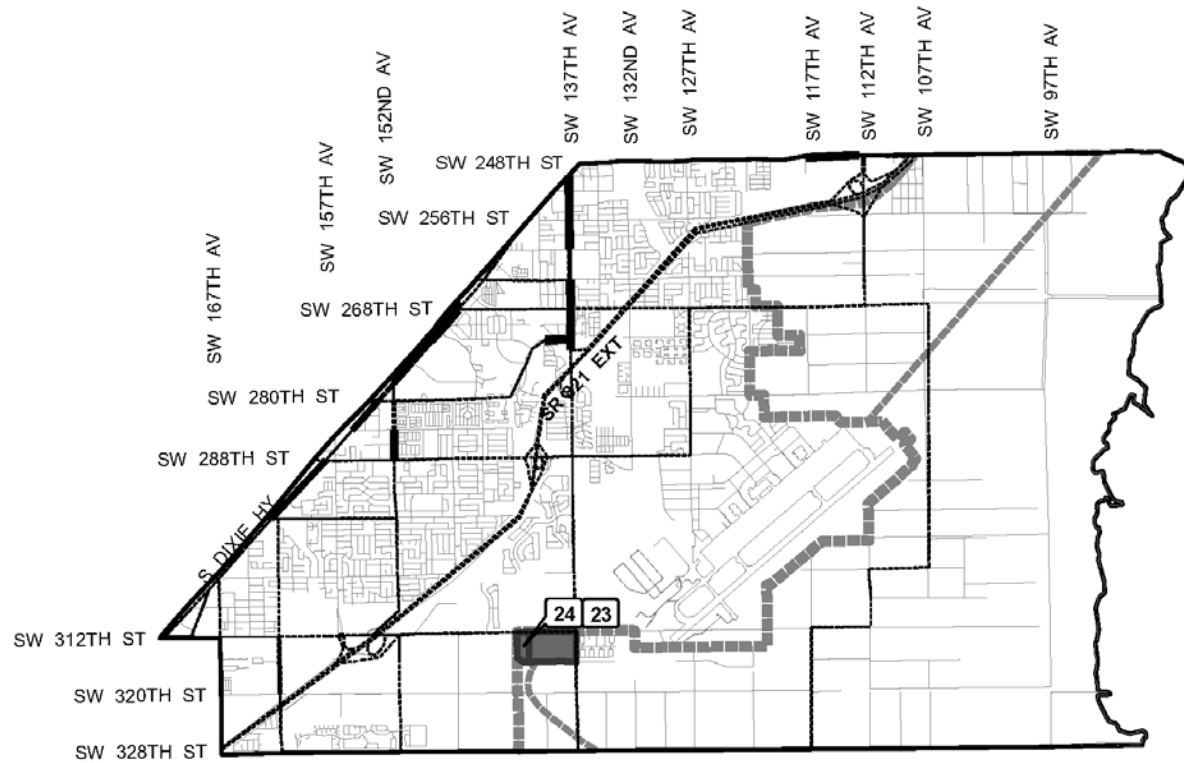


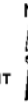
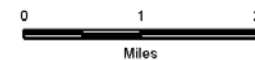
Figure G-13
PLANNED YEAR 2015 ROADWAY LANES: APPLICATION NOS. 23 & 24



YEAR 2015 ROADWAY NETWORK

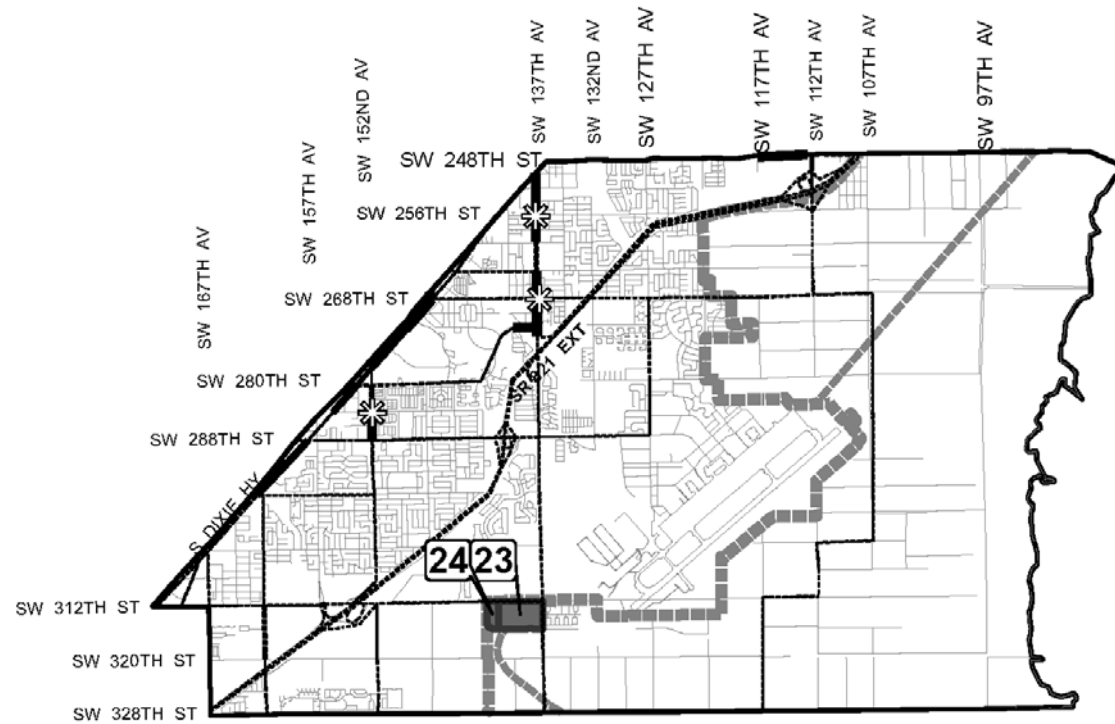
- LEVEL OF SERVICE C OR BETTER
- LEVEL OF SERVICE D
- LEVEL OF SERVICE E
- LEVEL OF SERVICE F

-  APPLICATION AREA
-  STUDY AREA BOUNDARY
-  2005 URBAN DEVELOPMENT BOUNDARY
-  2015 URBAN EXPANSION AREA



SOURCE: MIAMI-DADE COUNTY DEPARTMENT
 OF PLANNING AND ZONING, 2005

Figure G-14
PROJECTED YEAR 2015 LEVEL OF SERVICE: APPLICATION NOS. 23 & 24



LEVEL OF SERVICE 2015

----- LEVEL OF SERVICE C OR BETTER

----- LEVEL OF SERVICE D

----- LEVEL OF SERVICE E

----- LEVEL OF SERVICE F

✱ LINK VIOLATES ADOPTED LOS STANDARD

23 APPLICATION AREA

24 STUDY AREA BOUNDARY

2005 URBAN DEVELOPMENT BOUNDARY

2015 URBAN EXPANSION AREA

SOURCE: MIAMI-DADE COUNTY DEPARTMENT
OF PLANNING AND ZONING, 2005

Application Impacts

Application No. 23 is a 72.42-acre site located on the southwest corner of SW 312 Street and SW 137 Avenue. Access to this site, if approved, would be from those roads. Roadway sections in the immediate vicinity of the application site are currently operating at acceptable levels of service, LOS C or better. Traffic concurrency analysis indicates that the addition of trips generated by the proposed application will cause SW 312 Street (Campbell Drive) from the HEFT to SW 147 Avenue to deteriorate from LOS C to LOS F, and cause SW 137 Avenue from SW 288 to SW 268 Streets to deteriorate from LOS B to LOS F. These deficiencies may be partially mitigated as a result of planned roadway capacity improvements identified in the Miami-Dade Transportation Plan to the Year 2030, including the widening of SW 312 Street to 4 lanes from SW 152 to SW 137 Avenues; however this project remains unfunded at this time. In the year 2015, no roadway segments in the immediate vicinity of the application site are projected to operate at LOS F.

Table G-7 identifies the estimated number of PM peak-hour trips to be generated by the proposed development under the requested land use designation (Business and Office) and compares it to the development that could occur under the current CDMP designation (Agriculture). Application No. 23, if developed as a shopping center, would generate approximately 2,183 more PM peak-hour trips than under the current CDMP designation.

Application No. 24 is a 14.35-acre site located on the southwest corner of SW 312 Street and SW 142 Avenue. Access to this site, if approved, would be from those roads. Roadway sections in the immediate vicinity of the application site are currently operating at acceptable levels of service. Traffic concurrency analysis indicates that the addition of trips generated by the proposed application will not cause any roadway segments to fail. Additionally, some impacts may be mitigated as a result of planned roadway capacity improvements identified in the Miami-Dade Transportation Plan to the Year 2030, including the four-lane widening of SW 312 Street from SW 152 to SW 137 Avenues; however this project remains unfunded at this time. In the year 2015, no roadway segments in the immediate vicinity of the application site are projected to operate at LOS F.

Table G-7 identifies the estimated number of PM peak hour trips to be generated by the proposed development under the requested land use designation (Business and Office) and compares it to the development that could occur (single family dwellings) under the current CDMP designation (Agriculture). Application No. 24, if developed as a shopping center, would generate approximately 638 more PM peak-hour trips than under the current CDMP designation.

Table G-7
Estimated Peak Hour Trip Generation
By Current CDMP and Requested Use Designations
Study Area G

Application Number	Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
23	Agriculture – Single Family Residential (14 Units) / 18	Business & Office - Shopping Center (946,345 sq. ft.) / 2,201	+2,183
24	Agriculture – Single Family Residential (2 Units) / 3	Business & Office - Shopping Center (282,262 sq. ft.) / 641	+638

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003. Includes pass-by trips adjustment factor. Adjustment factor taken from Trip Generation, 7th Edition, 2003.

Transit Service

Existing Service

Metrobus routes 35, 70, 344, Busway Flyer and Busway MAX serve Study Area G. Table G-8 lists the existing service frequency in summary form.

Table G-8
Metrobus Route Service
Study Area G

Route No.	Headway Peak* Weekday	Headway Off-Peak* Weekday	Proximity in miles to App. No.23	Proximity in miles to App. No.23	Feeder, Local or Express
35	30	30	1.75	1.5	L
70	30	30	3.25	3	L
344	30	30	3.25	3	L
Busway Flyer	20	N/A	3	2.75	F/E
Busway MAX	15	30	3	2/75	F/E

Source: Miami-Dade Transit Agency, 2005.

Notes: F means feeder service to MetroRail
L means local service route
E means express service
N/A means none available
*Headway time in minutes

Future Conditions

By the year 2015, Study Area G is projected to experience a population increase of 29.3%, or 19,627 additional residents and an employment increase of 25.5%, or 6,931 additional jobs. The projected population and employment increase would warrant improvements to the current transit service in this study area.

Transit improvements to the existing transit service in Study Area G, such as improved headways and extensions to the current routes, are being planned for the next five years as noted in the 2005 Transit Development Program (TDP) and in the People's Transportation Program (PTP). Table G-9 shows service improvements programmed for existing routes within Study Area G as well as the new routes proposed for the area.

Table G-9
Planned Transit Improvements
Study Area G

Route	Improvement Description
1	Extend Service to Quail Roost Drive and SW 137 Ave.
35	Re-align along South Miami-Dade Busway Extension. Improve peak headways from 30 to 15 minutes.
38 Busway MAX	Extend alignment to the Village of Homestead community.
70	Improve weekend headways from 60 to 30 minutes. Re-align along South Miami-Dade Busway Extension. Improve peak headways from 30 to 20 minutes. Improve peak headways from 20 to 15 minutes.
344	Improve peak headway from 30 to 20 minutes. Improve peak headway from 20 to 15 minutes.

Source: Miami-Dade Transit, July 2005.

There are also two new routes programmed for this area. They are:

New Routes	Improvement Description
Florida City/ Medley MAX	Introduce peak hour express service between the Florida City/Homestead area to Medley. Provide 3 trips in the am and 3 in the pm.
Busway Express Busway Flier)(SULS)	New peak hour service from Key Largo area, through Florida City to the Dadeland South Metrorail Station via the Busway.

Source: Miami-Dade Transit, July 2005.

The projected transit improvements for Study Area G are estimated to cost approximately \$813,060 in annual operating cost and a one time capital cost of \$1,618,730 for a total cost of \$2,431,790. These costs reflect only the cost of that portion of route improvements within Study Area G.

Major Transit projects

Regarding future transit projects within this area, the Busway Extension is an 11.5 mile Bus Rapid Transit facility running along US-1/ South Dixie Highway from Cutler Ridge to SW 344th St. in Florida City. This project includes the on-going reconstruction project of US-1 from SW 112th Avenue to SW 264th Street.

In addition, a rail extension to Florida City will be studied as part of the People's Transportation Plan Rapid Transit Improvements. It consists of a 21-mile corridor along US 1, with two segments: one from Dadeland South Metrorail Station to Cutler Ridge; a second from Cutler Ridge to Florida City.

Applications Impacts

For Study Area G, two application requests were submitted to amend the CDMP (Application Nos. 23 and 24).

A trip-generation analysis was performed in the Traffic Analysis Zones where the Applications are being requested. In TAZ 1397, where Application No. 23 is located, the analysis indicates that this application, if granted, would generate only nine additional transit trips. Therefore, there will be no expected changes beyond those already planned for the area.

In TAZ 1397, where Application No. 24 is requested, the analysis indicates that this application, if granted, would generate only six additional transit trips. Therefore, there will be no expected changes beyond those already planned for the area.

Water and Sewer

Most of Study Area G is developed at very low densities and relies heavily on private wells and septic tanks. The Miami-Dade Water and Sewer Department (WASD) provides water and sewer service to most of the suburban unincorporated areas. Water distribution and sewage collection systems are also operated by the municipalities of Homestead and Florida City, and by the U.S. Air Force at the Homestead Air Reserve Base.

Potable Water Supply

Treated water is supplied to the Study Area from WASD's Alexander Orr Water Treatment Facility and by the South Dade Water System, which consists of several small plants formerly operated by Rex Utilities, and which serves the unincorporated area south of SW 248 Street. The Alexander Orr facility has a permitted capacity of 217.7 million gallons per day (mgd) and had an average daily production in 2004-2005 of 177.8 mgd. Most of the developed portions of the Study Area are provided with potable water service by the WASD system, while some of the southern areas are serviced by the City of Homestead. The Alexander Orr Plant is supplied with raw water from wells located at the plant and at the Snapper Creek, Southwest and West Wellfields. Water is also supplied from Aquifer Storage and Recovery (ASR) wells located at the West Wellfield.

Sewer Service

Wastewater from the Study Area is treated at the South District Wastewater Treatment Plant located near Black Point. This plant has an average flow design capacity of 112.5 mgd. The effluent produced by this facility meets all Federal, State and County standards. As of May 2005, this plant is treating sewage at an average daily rate of 84.5 percent of its permitted capacity. Most of the developed portions of the Study Area are provided with sanitary sewers, although there are some areas that are served by septic tanks.

Wastewater System Improvements

As a result of concerns over sewer overflow conditions during major storm events, the County entered into a Settlement Agreement with the Florida Department of Environmental Protection in July 1993, a First Partial Consent Decree with the U.S. Environmental Protection Agency in September 1993, and a Second and Final Partial Consent Decree in April 1994. WASD completed a 25 mgd expansion of its South District Sewage Treatment Plant in 1995. Expansion of this facility has increased its capacity to 112.5 mgd.

Extensive improvements to the sewage pump stations throughout the regional wastewater system are also planned. The County will also shift some of the demand south to Homestead and to an acquired facility in Perrine. Countywide, a total of \$1.31 billion in wastewater collection and treatment system capital expenditures is planned for the period 2005-2011 in the 2005-2006 Proposed Resource Allocation and Multi-Year Capital Plan.

Water and Sewer Service to Application Sites

Amendment Application Nos. 23 and No. 24 are located in Study Area G, and within the City of Homestead. Accordingly, the City of Homestead is responsible for the provision of sewer services to the application sites. The location of the most proximate water and sewer connections to the site is detailed in Table G-10. The effect of the amendment on water and sewer demand based on a change from the current designations to the proposed uses is specified in Table G-11.

Application No. 23. There is a 6-inch water main entering the subject property on the east along SW 137 Avenue that connects with a 16-inch water main located on SW 137 Avenue. There is also a 6-inch water main abutting the property along SW 137 Avenue. Connection of the proposed project development to the public water supply system shall be required.

The subject property has an existing 8-inch force main entering the site on SW 312 Street. A 6-inch and a 10-inch force main abut the subject property on SW 312 Street. The system is owned and operated by MDWASD and directs the flow to booster pump station 30-0692 located at 30211 SW 147 Avenue then to the South District Treatment Plant. The pump station is currently working within the mandated criteria set forth in the First Partial Consent Decree.

Application No. 24. There is an existing 12-inch water main located approximately 5,429 feet west of the site at the intersection of SW 312 Street and SW 152 Avenue. Existing 6-inch and 16-inch water mains are located at the intersection of SW 137 Avenue and SW 312 Street.

Connection of the proposed project development to the public water supply system shall be required.

The site has an existing 6-inch and a 10-inch force main abutting the property on SW 312 Street. An 18-inch force main is located south approximately 2,033 feet along SW 142 Avenue. This system is owned and operated by MDWASD. The flows are directed to booster pump station 30-0692B located at 30211 SW 147 Street. The flow is then directed to the South District Treatment Plant. The pump station 30-0692B is currently working within the mandated criteria set forth in the First Partial Consent Decree.

Table G-10
Available Water and Sewer Connections for Applications in Study Area G

	Application	Distance to Main	Diameter of Main (inches)	Location of Main	Utility (1)
WATER	23	At Site	6	SW 137 Avenue	CHWSU
	24	1 Mile	12	SW 312 Street and SW 152 Avenue	CHWSU
SEWER	23	At Site	8F	SW 312 Street	CHWSU
	24	Adjacent	10F	SW 312 Street	CHWSU

(1) Utility Serving Application Site

CHWSU = City of Homestead Water and Sewer Utility

(G = Gravity Main; F = Force Main)

Source: Department of Environmental Resources Management, 2005.

Miami-Dade Water and Sewer Department, 2005.

Current Restrictions. Some of WASD's collection/transmission facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the Settlement Agreement between Miami-Dade County and the State of Florida Department of Environmental Protection and with the provisions of the Environmental Protection Agency Consent Decree. Furthermore, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for new construction may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment systems is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity. Miami-Dade County has completed treatment plant expansion projects that will ultimately increase total treatment plant capacity to 375.5 mgd. A total of 851 wastewater transmission system projects, consisting of 630 pumping stations and 221 force mains, have been identified for compliance with the Consent Decree between the county and the Environmental Protection Agency. As of May 31, 2005, 781 projects have been completed, consisting of 581 pumping stations and 200 force mains.

Evaluation of Application Impacts. Although specific requirements under Chapter 24 of the Code of Miami-Dade County vary with land use, most new development in Miami-Dade County is required by Chapter 24 and CDMP policy to connect to the public water or sewer system, or to both. The timing of new development is heavily dependent on the availability of service connections. Where water and sewer lines do not exist and are not programmed, the necessary service connections may be provided by the developer. When construction is completed, the facilities are donated to the utility.

The proximity of an application to existing or programmed water and sewer lines is an important asset or constraint which can influence the feasibility of a site's development within the year 2005 time frame of the Urban Development Boundary. For this reason, a map of major water and sewer lines and programmed improvements is presented for each of the Study Areas found in Chapter 1. In addition, the location of the nearest adequate water and sewer main connections is identified for each application site. The adequacy of available water and sewer service and capacity has been evaluated by DERM and WASD for each application.

Table G-11
Water and Sewer Demand for Applications in Study Area G
(in gallons per day - GPD)

Application	Water and Sewer Demand (GPD)	Change From Current Designation (GPD)
23	151,900	147,000
24	30,100	29,400

Source: Miami-Dade Department of Environmental Resources Management, 2005
Miami-Dade Department of Planning and Zoning, 2005

At the present time, the potable water supply and public sanitary sewer systems meet the Level of Service standards as established in Policy 2A of the Water, Sewer and Solid Waste Element of the Miami-Dade County Comprehensive Development Master Plan.

Solid Waste

Since the Department of Solid Waste Management (DSWM) assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently has capacity that exceeds the standard by nearly four (4) years (See Solid Waste section in Chapter 2 of this report).

Application Nos. 23 and 24 lie outside the 2005 UDB but within DSWM's waste service area for garbage and trash collections. The closest DSWM facility to these application sites is Moody Drive Trash and Recycling Center (12970 SW 268th Street), which is approximately 4 miles away. Under the DSWM's current policy, only residential customers paying the annual waste collection fee and/or the Trash and Recycling Center fee are allowed the use of this type of facility. Due to the character of the requests at these application sites, there is no impact on collection services. The impact on the disposal and transfer facilities would be the incremental and the cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities, which are paid for by the users. The DSWM is capable of providing such disposal service.

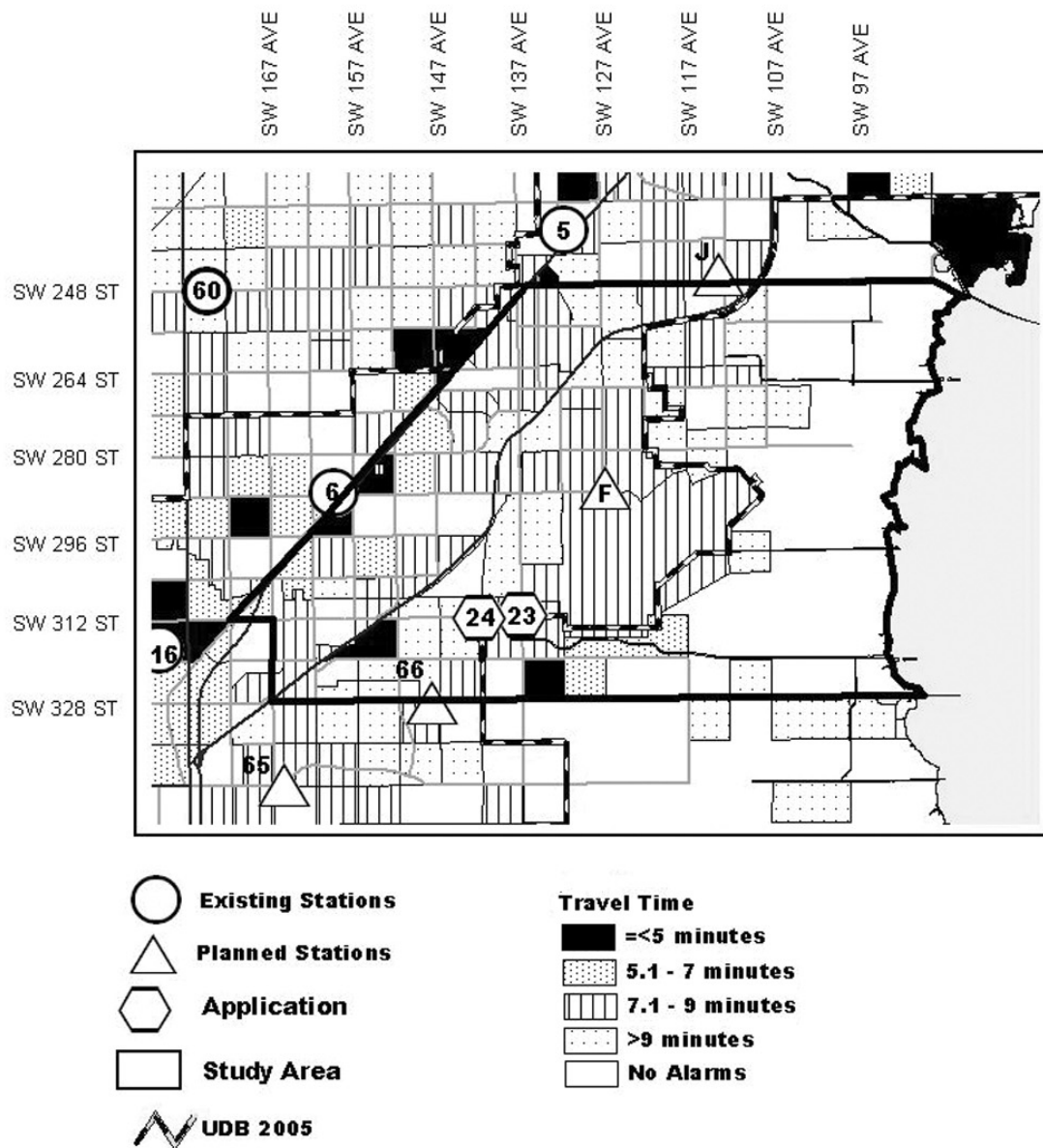
Fire and Rescue Service

Study Area G is currently served by Miami-Dade Fire Rescue Stations 5, 6 and 16 (See Figure G-15). The Villages of Homestead Station is scheduled for construction in fiscal year 2006-2007 in the vicinity of SW 320 Street and SW 152 Avenue. The planned station will mitigate impact to existing service.

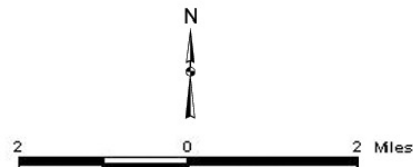
Due to their proximity to each other, travel time for Life Threatening Emergency alarms at the location of Application Nos. 23 and 24 is approximately 8.29 minutes. As a result of open land, there are no structure fires in the area. The current CDMP designation (Agriculture) generates a total of 4 annual alarms at Application No. 23 and 1 annual alarm at Application No. 24. The proposed CDMP designation (Business and Office) for Application No. 23 will allow a proposed potential development totaling 946,345 sq. ft., which is anticipated to generate 250 annual alarms. This will result in a very severe impact to existing fire rescue services. The proposed CDMP designation (Business and Office) for Application No. 24 will allow a proposed potential development totaling 187,525 sq. ft., which is anticipated to generate 49 annual alarms. This will result in a moderate impact to existing fire rescue services.

The required fire flow for the proposed CDMP designation at both Application Nos. 23 and 24 is 3,000 gallons per minute (gpm). Each fire hydrant requires delivery of 1,000 gpm. The Valve Atlas of the Miami-Dade Water and Sewer Department shows a 6" water main on SW 137 Avenue.

Figure G-15
FIRE AND RESCUE: APPLICATION NOS. 23 & 24



SOURCE: MIAMI-DADE COUNTY DEPARTMENT
OF PLANNING AND ZONING, AND
MIAMI-DADE FIRE DEPARTMENT, 2005



County Parks

County-owned park and recreation facilities serving this portion of Study Area G are shown on Figure G-16. These parks are described in Table G-12, which lists the name and acreage for each park site.

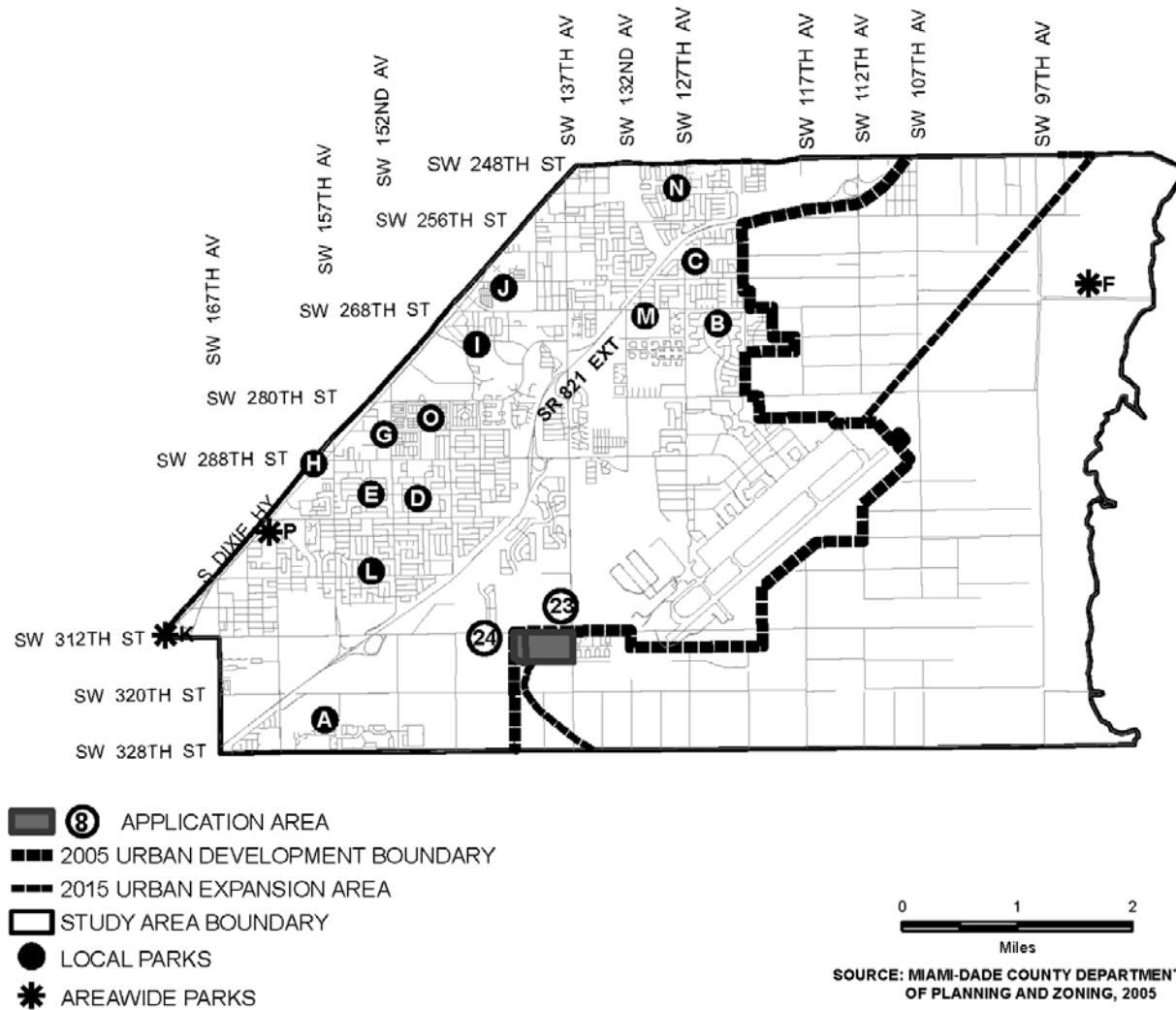
Table G-12
County Park and Recreation Open Space Facilities: Study Area G (MSA 7.1 & 7.2)

Park Identifier	Name of Park	Park Classification	Acreage
A	Area 291	NAP	10
B	Homestead Air Reserve Park	D	213
C	Kevin Broils Park	N	5
D	Leisure Lakes Park	C	9
E	Leisure Park	N	2
F	Mangrove Preserve	NAP	243
G	Modello Park	C	10
H	Modello Wayside Park	N	3
I	Naranja Lakes Park	N	1
J	Naranja Park	C	10
K	North South Trail	G	8
L	Palmland Park	N	5
M	Pine Island Lake Park	N	18
N	Princetonian Park	N	7
O	Royal Colonial Park	C	25
P	Seminole Wayside Park	SA	28

Source: Miami-Dade Park and Recreation Department, 2005.

The nearest park site to Application Nos. 23 and 24 is Palmland Park, a 5-acre Neighborhood Park located at SW 304 St. and 153 Ave. Study Area G is located in Park Benefit District 3 (PBD 3), which has a surplus capacity of 206.18 acres when measured by the County concurrency level-of-services standard. The impact of Amendment 23 will increase the potential population in PBD 3 by 1,402. Therefore, approval of this application would decrease the available reserve capacity by 3.86 acres to 202.32 acres. The impact of Amendment 24 will increase the potential population in PBD 3 by 278. Therefore, approval of this application would decrease the available reserve capacity by 0.76-acres. Approval of both applications will decrease the available reserve capacity by 4.62 acres to 201.56 acres. Additionally, the provision of local park service outside of the UBD will further stretch County's resources.

Figure G-16
COUNTY PARKS: APPLICATION NOS. 23 & 24



Public Schools

Table G-13 lists the mainstream public schools in the mapped portion of Study Area G, indicating school name and type, October 2004 enrollment, the Florida Inventory of School Houses (FISH) Design Capacity which includes permanent and relocatable student stations, and the FISH percentage. The locations of these schools are identified on Figure G-17. As can be seen, elementary schools in Study Area G had an October 2004 enrollment of 4,941, a FISH Design Capacity of 3,812 and a FISH percentage of 130%. Middle schools had an October 2004 enrollment of 1,456, a FISH Design Capacity of 1,178 and a FISH percentage of 124%. The total October 2004 enrollment in the mapped portion of the study Area is 6,397, a FISH Design Capacity of 4,990 and a FISH percentage of 128%. It is important to note that some students generated by residential development in this study area will attend a public school located outside this study area.

Table G-13 2004 Public School FISH Rates: Study Area G				
School Identifier (Figure G-17)	Name of School	October 2004 Membership	FISH Design Capacity	FISH Percentage
ELEMENTARY SCHOOLS				
A	Air Base	720	888	81
B	Campbell Drive	955	679	141
C	Leisure City	1,753	866	202
D	Naranja	727	651	112
E	William A. Chapman	786	728	108
TOTAL ELEMENTARY		4,941	3,812	130
MIDDLE SCHOOLS				
F	Campbell Drive	1,456	1,178	124
TOTAL MIDDLE		1,456	1,178	124
MAPPED STUDY AREA TOTAL		6,397	4,990	128

Source: Miami-Dade County Department of Planning and Zoning, 2005
Miami-Dade County Public Schools, 2004

Because Homestead Senior is not located within the mapped portion of the Study Area, it is not included in Figure G-17 or Table G-13 above. Homestead Senior High School had an October 2004 enrollment of 3,191, a FISH Design Capacity of 2,926 and a FISH percentage of 109%.

Application No. 23, if approved and developed as residential, will increase the potential student population of Study Area G by 282 students. Approximately 130 of these students would attend Peskoe Elementary, increasing the FISH percentage from 156% to 175%, 70 students would attend Campbell Drive Middle, increasing the FISH percentage from 124% to 130%, and 82 students would attend Homestead Senior, increasing the FISH percentage from 109% to 112%.

Application No. 24, if approved and developed as residential, will increase the potential student population of Study Area G by 56 students. Approximately 26 of these students would attend Peskoe Elementary, increasing the FISH percentage from 156% to 160%, 14 students would attend Campbell Drive Middle, increasing the FISH percentage from 124% to 125%, and 16 students would attend Homestead Senior, increasing the FISH percentage from 109% to 110%.

A complete listing of comments from the Miami-Dade Public Schools is attached as Appendix A. This Appendix contains a full listing of all relief schools in the area.

Figure G-17
PUBLIC SCHOOLS: APPLICATION NOS. 23 & 24

